

Text Amendment Application No. 65
Jeffries Point Harborside Neighborhood Assn.
Establish H-1-35 district

TO THE ZONING COMMISSION
OF THE CITY OF BOSTON:

The undersigned as owner(s) of the property at 13 Haynes St. E. Boston,
Ma. 02128 hereby petition(s) for a change in the text of the Boston Zoning Code
as established by Chapter 665 of the Acts of 1956, as amended, as follows:

1. By inserting in Section 3-1 respecting the division of the City into zoning districts, below "R-.8" as it appears in the schedule of residential districts, the following district designation:

H-1-35

2. By striking out in Table A of Section 8-7 Use Item Nos. 11, 12, 13, 14, 39 and 39A, and inserting in place thereof the following use items:

- 11 Dormitory on the same lot as, and
accessory to, a use specified in Use
Item No. 16A or Use Item No. 18
on a lot of three acres or more ...

CCC*/CC/FFF

*Except F in H-2-65.

- 12 Dormitory on the same lot as, and
accessory to, a use specified in
Use Item No. 16A or Use Item No.
18 on a lot of less than three acres ..

CCC*/CC/FFF

*Except F in H-2-65.

- 13 Dormitory not upon the same lot as,
but accessory to, a use specified in
Use Item No. 16A or Use Item No.
18 CCC*/CC/FFF

*Except F in H-2-65

- 14 Fraternity or sorority house FCC*/CC/FFF

*Except F in H-2-65, H-5 and H-5-70.

- 39 Office of accountant, architect,
attorney, dentist, physician or
other professional person, not
accessory to a main use FFC*/AA/AAC

*Except F in H-2-65 and
H-5-70; C in H-1, H-1-35, H-1-50,
H-2 or H-3 only if it is within two
hundred feet of an H-4, H-5,
L, B, M, I, or W district.

- 39A Clinic not accessory to a main
use FFC*/A+A+/AAC

*Provided that if in an H-1,
H-1-35, H-1-50, H-2, H-2-65,
or H-3 district, it is within two
hundred feet of an H-4, H-5,
H-5-70, L, B, M, I or W
district.

+Except C in L-2-65 and
B-4-70.

3. By inserting in Table B of Section 13-1 under the following
headings

DISTRICT	TYPE OF USE	LOT SIZE minimum sq. ft.	LOT AREA minimum sq.ft. for each add'l. dwel. unit	LOT WIDTH minimum feet	FLOOR AREA RATIO maximum (1)	HEIGHT OF BUILDINGS maximum stories feet	USABLE OPEN SPACE minimum sq.ft. per dwel. unit	FRONT YARD minimum depth feet	SIDE YARD minimum width feet	REAR YARD minimum depth feet	SETBACK OF PARAPET minimum distance from lot line	REAR YARD maximum % occup. by accessory buildings
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and below the lines starting with R-.8 the following lines:

H-1-35	I & 2 family row	2,000	1,500	none	1.0	4	35(11)	400	20	(4)	$\frac{30}{10 + 20}$	$\frac{H + L}{6}$	25
	Any other dwelling	5,000	1,000	50	1.0	4	35(11)	400	20	(4)	10	6	25
	Other use	5,000	1,000	50	1.0	4	35(11)	none	25	(4)	(6)	for all uses	25

4. By striking out Section 16-4, respecting height of buildings
in H-1-50 districts and inserting in place thereof the following
section:

SECTION 16-4. Height of Buildings in H-1-35 and H-1-50 Districts. The Board of Appeal may, after public notice and hearing and subject to the provisions of Sections 6-2, 6-3 and 6-4, grant permission for a building to exceed the maximum height specified for H-1-35 and H-1-50 districts by Table B of Section 13-1, provided that said Board of Appeal finds that such height will not have a detrimental effect on the neighborhood and that the Boston Redevelopment Authority has recommended approval.

Jeffries Point Harborside
Petitioner: Neighborhood Assoc.
By: Walter J. Bibbo Pres.
Address: 13 Haynes St. E. Boston
Ma. 02128
Tel. No.: 569-5788
Date: 12-26-78

(From Section 5-4 of Boston Zoning Code as authorized by Chapter 665 of the Acts of 1956 and as amended May 27, 1970)

"The estimated average cost to the City of a hearing on a proposed amendment of this code is hereby established as one hundred dollars".

PLAN OF LAND EAST BOSTON LEGEND

0 800

AREA INVOLVED
(TO H-1-35)

AREA INVOLVED
(TO - L-1)

ZONE BOUNDARY



MEMORANDUM

January 18, 1979

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: TEXT AMENDMENT APPLICATION NO. 65 AND
MAP AMENDMENT APPLICATION NO. 197:
ESTABLISH A NEW H-1-35 DISTRICT AND MAP
IT IN JEFFRIES POINT-HARBORSIDE SECTION
OF EAST BOSTON

3714

1/18

The Jeffries Point Harborside Neighborhood Association has petitioned the Zoning Commission for a text amendment that would establish a new H-1-35 (apartments with a floor area ratio of 1.0 and a maximum height of 35 feet) district. There is no height limit in an H-1 district. All the regulations in the new district would be the same as in the H-1 district except for the height limit. The purpose is to maintain and protect the present scale of the Jeffries Point neighborhood.

The proposed map amendment would change a large H-1 district in the Jeffries Point-Harborside neighborhood and some areas now in local business, light manufacturing and waterfront industrial (L, M and I districts) to the new H-1-35 district. It would also change an area now zoned M-2 to L-1. The changes would create very few nonconforming uses and would bring the zoning map into greater conformity with existing land use.

Both amendments have the general support of our planning staff, and the East Boston Land Use Council is expected to vote favorably. However, I recommend two changes which have been agreed to by the petitioners:

- (1) That the height limit of 4 stories and 35 feet be changed to 4 stories and 40 feet. 35 feet seems too restrictive if four stories are allowed.
- (2) That the area to be changed to H-1-40 be reduced so as to exclude land lying north of Maverick Street, which is the geographic boundary of the area that the petitioners represent. This change avoids possible conflict with a 121A application for a multi-story hotel at Cottage and Porter Streets.

VOTED: That in connection with Text Amendment Application No. 65 and Map Amendment Application No. 197, by the Jeffries Point Harborside Neighborhood Association, the Boston Redevelopment Authority recommends adoption with the following modifications which have been agreed to by the petitioners:

- (1) That the height limit of 4 stories and 35 feet be changed to 4 stories and 40 feet. 35 feet seems too restrictive if four stories are allowed.
- (2) That the area to be changed to H-1-40 be reduced so as to exclude land lying north of Maverick Street, which is the geographic boundary of the area that the petitioners represent. This change avoids possible conflict with a 121A application for a multi-story hotel at Cottage and Porter Streets.

The height limit of 40 feet would preserve the present scale of the Jeffries Point-Harborside neighborhood. The map changes from L-1, M-1, M-2 and W-2 to H-1-40 and L-1 would create very few nonconforming uses and would bring the zoning map into closer conformity with existing land use.

